

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON TUESDAY, FEBRUARY 17, 2015 – 7:00 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174**

- 1. Call To Order By Mayor Raymond Rogina At 7:01 P.M.**
- 2. Roll Call.**  
**Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
**Absent:** Bessner
- 3. Invocation – Alderman Rita Payleitner**
- 4. Pledge of Allegiance.**  
Presented by Boy Scout Pack 165 (Ferson Creek School).
- 5. Presentations:**
  - Recognition of TriCity Chargers – Jr. Pee Wee Level being awarded as National Champions – Head Coach John Golden.
- 6. Motion by Martin, seconded by Krieger to approve the Omnibus Vote.**  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED
- \*7. Motion by Martin, seconded by Krieger to accept and place on file minutes of the regular City Council meeting held on February 2, 2015.**  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)
- \*8. Motion by Martin, seconded by Krieger to approve and authorize issuance of vouchers from the Expenditure Approval List for the periods of 01/19/15 – 2/1/2015 in the amount of \$1,594,731.76.**  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)

**I. New Business**

- A. Motion by Martin, seconded by Krieger to approve a recommendation by Mayor Rogina to appoint Mr. Larry Maholland to the St. Charles Visitors Cultural Commission.  
VOICE VOTE UNANIMOUS MOTION CARRIED
- B. Motion by Stellato, seconded by Silkaitis to approve a **Resolution 2015-16** Abating a Portion of the 2014 Property Tax Heretofore Levied for the City of St. Charles.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

**Chris Minnick**

In front of you is a motion to abate a portion of the property tax levy. As the Council will recall you passed a series of abatement resolutions for the property tax levy for the general obligation bond series. Unfortunately, we inadvertently omitted general obligation bond series 2007B from that abatement. The resolution is in the amount of \$143,945. In order to make sure the property tax does get abated and removed from the property tax bills, we do need to pass this resolution this evening. Apologies for the oversight and would be happy to answer any questions.

- C. Motion by Payleitner, seconded by Krieger to approve an **Ordinance 2015-M-4** Approving and adopting the Second Amendment to the First Street TIF Redevelopment Project Area.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

- D. Motion by Lemke, seconded by Turner to approve an **Ordinance 2015-M-5** Designating the Second Amended First Street Redevelopment Project Area.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

- E. Motion by Turner, seconded by Bancroft to approve an **Ordinance 2015-M-6** Confirming Tax Increment Financing for the Second Amendment to the First Street TIF Redevelopment Project Area.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

- F. Motion by Bancroft, seconded by Turner to approve an **Ordinance 2015-M-7** Approving a Tax Increment redevelopment Plan and Redevelopment Project for the Central Downtown TIF.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

- G. Motion by Martin, seconded by Krieger to approve an **Ordinance 2015-M-8** Designating a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

- H. Motion by Krieger, seconded by Turner to approve and **Ordinance 2015-M-9** Adopting Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner

## II. Committee Reports

### A. Government Operations

- \*1. Motion by Martin, seconded by Krieger to accept and place on file minutes of the February 2, 2015 Government Operations Committee meeting.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)
- \*2. Motion by Martin, seconded by Krieger to approve a proposal with Sikich LLP to perform the City's Financial Statement Audits for Fiscal Years 2015 through 2017.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)
- \*3. Motion by Martin, seconded by Krieger to approve an **Ordinance 2015-M-10** Amending Title 2, Chapter 2.24 "Board of Fire and Police Commissioners," Section 2.24.040 "Powers and Duties," and Section 2.24.060 "Rules and Regulations" of the St. Charles Municipal Code.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)

### B. Government Services

None.

### C. Planning and Development

- \*1. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution 1-2015 A Resolution Recommending Approval of a Map Amendment from RT-4 Traditional Single and Two Family Residential District to CBD-2 Mixed Use Business District, Special Use to Amend PUD Ordinance 2007-Z-4 and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6<sup>th</sup> Ave.).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)
- \*2. Motion by Martin, seconded by Krieger to approve an Ordinance 2015-Z-3 Granting Approval of a Map Amendment, Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6<sup>th</sup> Ave.).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis  
NAY: 0 ABSENT: Bessner  
MOTION CARRIED (Omnibus Vote)
- \*3. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution 2-2015 A Resolution Recommending Approval of an Application for a Special

Use for a Drive-Through Facility for 1566 E. Main Street, Dunkin' Donuts (Kolbrook Design, Inc.).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis

NAY: 0 ABSENT: Bessner

MOTION CARRIED (Omnibus Vote)

- \*4. Motion by Martin, seconded by Krieger to approve an Ordinance 2015-Z-4 Granting Approval of Special Use for a Drive-Through Facility (1566 E. Main St. – Dunkin' Donuts).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis

NAY: 0 ABSENT: Bessner

MOTION CARRIED (Omnibus Vote)

- \*5. Motion by Martin, seconded by Krieger to approve an Ordinance 2015-M-11 Amending Title 15 "Building and Construction" Section "Permit and Inspection Fees" of the St. Charles Municipal Code.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis

NAY: 0 ABSENT: Bessner

MOTION CARRIED (Omnibus Vote)

- \*6. Motion by Martin, seconded by Krieger to approve an Ordinance 2015-M-12 Amending Title 15 of the St. Charles Municipal Code, Entitled "Building Construction", Chapter 12.101 Administration, Enforcement, Fees, and Penalties, Section 15.101.50 "Permit and Inspection Fees".

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis

NAY: 0 ABSENT: Bessner

MOTION CARRIED (Omnibus Vote)

- \*7. Motion by Martin, seconded by Krieger to accept and place on file minutes of the February 9, 2015 Planning & Development Committee.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Martin, Krieger, Lewis

NAY: 0 ABSENT: Bessner

MOTION CARRIED (Omnibus Vote)

**D. No Executive Session**

**E. Additional Items from Mayor, Council, Staff, or Citizens**

**Tony Scheufler - Bend General Store**

I wanted to let you know that I am in favor of the first street development project. It's very exciting that its gotten jump-started. My current business is the first of a few businesses that we plan on doing. We have our eyes on First Street. It is very exciting this development. Just wanted to put my two cents in that we are hoping that it moves forward.

